

## **Chapter 5.64**

### **MOBILE HOME PARKS, TRAILER PARKS, AND AUTO COURTS**

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#### **5.64.010 License—Required—Applications.**

It is unlawful to establish, maintain or operate in the city any mobile home park, as defined in building and construction ordinance, or any trailer park or auto court without first having obtained a license therefor. Applications for such licenses shall be made in writing to the license official in compliance with ordinances relating to license applications, and shall contain the name of the applicant, the location of the proposed park, and the number of mobile homes, trailers or automobiles to be accommodated.

#### **5.64.020 Exceptions.**

Nothing in this section shall be construed to prohibit the storage of any mobile home for any length of time when it is not used for living or sleeping purposes.

#### **5.64.030 License—Fee.**

The annual fee for the license required herein shall be as specified on the fee schedule adopted pursuant to section 5.06.050. Such fee shall be in addition to the general business license fee.

#### **5.64.040 License—Issuance restrictions.**

A. No such license shall be issued to any but a person of good character, nor to any corporation if any officer of such is not a person of good character.

B. It is unlawful to hire or keep as manager, superintendent or person in charge of a mobile home park, trailer park or auto court any person who is not a person of good character, or any person who has been convicted of a felony.

#### **5.64.050 Compliance with other laws.**

All mobile home parks licensed under this title shall comply with provisions governing same in this code and with all other applicable law.

#### **5.64.060 Mobile homes—Permanent use outside mobile home parks or mobile home subdivisions.**

It is unlawful for any person to maintain any mobile home, used for human habitation, upon any plot of ground in the city except as provided in zoning ordinances, or in a licensed mobile home park or an approved mobile home subdivision.

#### **5.64.070 Mobile homes—Construction and location restrictions.**

It is unlawful to occupy for sleeping or other residential purposes any mobile home that has been rendered immobile by the re-

removal of wheels or placing the same on a foundation or on the ground, unless such mobile home in construction and location complies with the ordinances relating to the construction, wiring, plumbing, sewer facilities, and other regulations applicable to single-family dwellings.

**5.64.080 Mobile homes—Alteration restrictions.**

It is unlawful to remove the wheels or other transporting device from any mobile home or otherwise to affix such mobile home permanently to the ground so as to prevent ready removal of such mobile home unless a permit to do so is obtained as required for the construction of a new building. Any such alteration shall be construed as converting the mobile home into a building and subject to the requirements of the zoning and building ordinances.

**5.64.090 Mobile homes meeting federal standards.**

Notwithstanding any other provisions of this chapter to the contrary, no mobile or manufactured home certified as in conformance with federal standards for mobile homes by the application of the label required under CFR 3282.362 shall be required to meet city construction and safety requirements covered by such federal standards.

**5.64.100 Zoning ordinances regulating mobile homes.**

No provision of this section is intended nor shall it be construed to authorize a mobile or manufactured home (regardless of whether the wheels have been removed or it has been placed on the ground or a foundation) to be located on a parcel of ground outside of a mobile home park or subdivision in violation of zoning ordinances.

**5.64.110 Definition.**

As used in this chapter:

A. “Mobile home” means a transportable structure in one or more sections with the plumbing, heating and electrical systems contained within the unit, which when erected on a site, may be used with or without a permanent foundation as a family dwelling.

B. “Storage facility” means a facility or site that complies with applicable zoning ordinances that is used or intended to be used for the storage of a mobile home.

C. “Salvage or disposal facility” means a facility or site that complies with applicable zoning ordinances that is used or intended to be used for the salvage or disposal of mobile homes.

D. “Mobile home park” means any tract of land that complies with applicable zoning ordinances on which two or more mobile home spaces are leased or offered for lease or rent to accommodate mobile homes for residential purposes that complies with zoning ordinances.

**5.64.120 Permit required to move mobile home.**

It is unlawful for any person to move or cause to be moved a mobile home from a mobile home park without first making application for and obtaining the required permit from the city. It is also unlawful for the owner of a mobile home park, agent, employee or a representative of the owner to allow a mobile home to be moved out of such mobile home park, without verification that a permit required by this chapter has been obtained.

**5.64.130 Permit Application – Contents.**

A. Applications for permits required by this chapter shall be made in writing to the city’s license office. Each application shall state the name of the business; the name of the applicant; the current location of the mobile home; the new location for the mobile home; the name and address of the business agent who is authorized to receive service of process and any communication regarding the appli-

cant's permit via certified mail, return receipt requested; and such additional information as may be needed for the purpose of guidance of the city officials in the issuing of the permit. Any change in the above information furnished by the permit applicant shall be forwarded, in writing, before the movement of any mobile home.

B. Forms for such permit and application therefore, shall be prepared and kept on file with the license official.

**5.64.140 Abandonment.**

It is unlawful to move a mobile home within the city except to a mobile home park, storage facility, or a salvage or disposal facility.

**5.64.150 License/permit fee.**

The fee for a permit required hereunder shall be as specified on the fee schedule adopted pursuant to section 5.06.050.